GORDON
BROWN
SALES & LETTING

45 Valley Drive, Gateshead, NE9 5DJ

Offers Over £460,000

Nestled in the highly sought-after area of Low Fell, this exceptionally spacious and extended detached house on Valley Drive offers a perfect blend of comfort and style. With four well-proportioned bedrooms and three bathrooms, this property is ideal for families seeking both space and convenience. As you enter, you are greeted by a welcoming atmosphere that flows throughout the home. The heart of the house is undoubtedly the fantastic dining kitchen, which boasts solid wood work surfaces and high-quality integrated Neff appliances, including a double oven, dishwasher, and fridge. The multi-fuel burning stove adds a touch of warmth, while the French doors provide a seamless connection to the low-maintenance rear garden, perfect for entertaining or enjoying a quiet evening outdoors. A handy utility room complements the kitchen, ensuring practicality in daily living. The dining room, also featuring French doors to the garden, offers an inviting space for family meals and gatherings. The lounge is a true highlight, adorned with plantation shutters and a beautiful feature fireplace, creating a cosy retreat for relaxation. Ascending to the first floor, you will find a stunning landing accentuated by a stained glass window. The main bedroom is a serene haven, complete with fitted wardrobes and a fabulous outlook, along with an en-suite shower room for added privacy. Three additional bedrooms, two of which are doubles, provide ample space for family or guests, while the family bathroom caters to all needs. A convenient ground floor w/c adds to the practicality of this home. The property is surrounded by low-maintenance gardens to the front, with a driveway for off street parking and a garage area that is only for storage. Viewings are essential to truly appreciate the quality and care that has been invested into this remarkable home.

ENTRANCE HALLWAY

GROUND FLOOR W/C

LOUNGE

14'10" x 13'5" (4.53m x 4.11m)

DINING ROOM

15'10" x 10'11" (4.83m x 3.34m)

DINING KITCHEN

21'7" x 15'6" (6.60m x 4.73m)

UTILITY ROOM

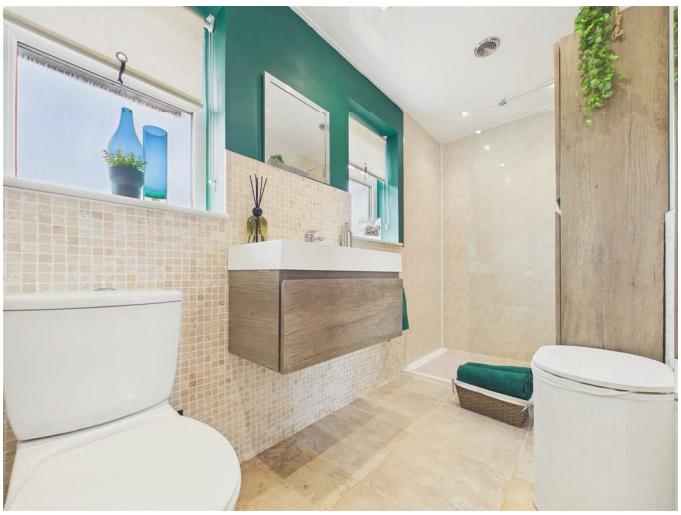
10'7" x 5'9" (3.25m x 1.76m)

FIRST FLOOR LANDING

BEDROOM ONE

14'11" x 11'1" (4.57m x 3.40m)

EN-SUITE
10'7" x 4'6" (3.25m x 1.38m)

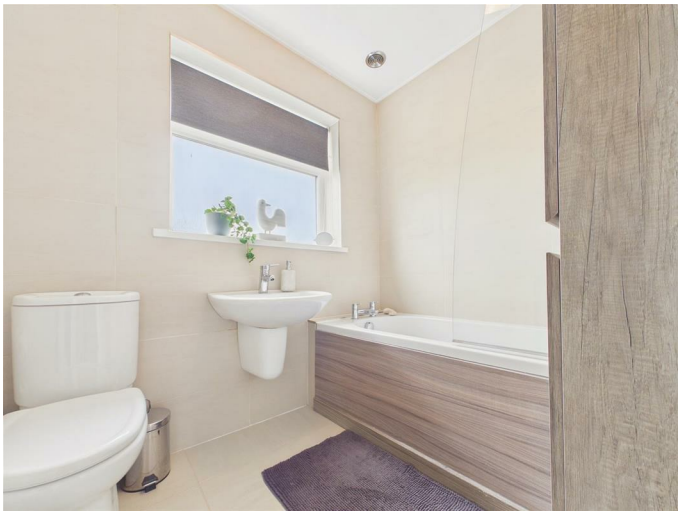


BEDROOM TWO
13'7" x 11'8" (4.15m x 3.56m)

BEDROOM THREE
13'5" x 11'1" to robes (4.11m x 3.40m to robes)

BEDROOM FOUR
7'6" x 7'6" (2.31m x 2.30m)

FAMILY BATHROOM
7'4" x 6'1" (2.25m x 1.86m)



EXTERNAL

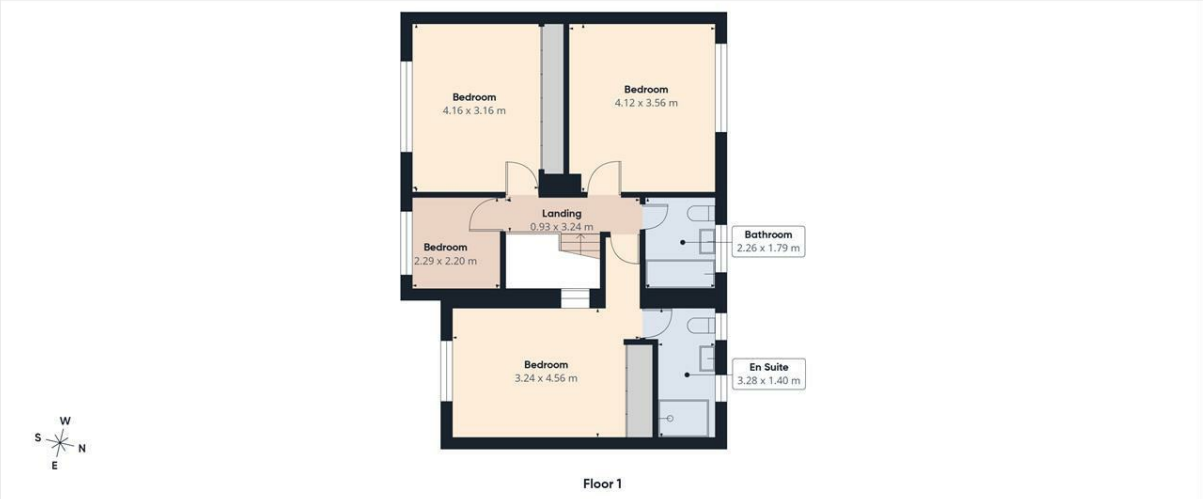
DRIVEWAY AND GARAGE (only for storage)

Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further

information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan



Approximate total area(1)

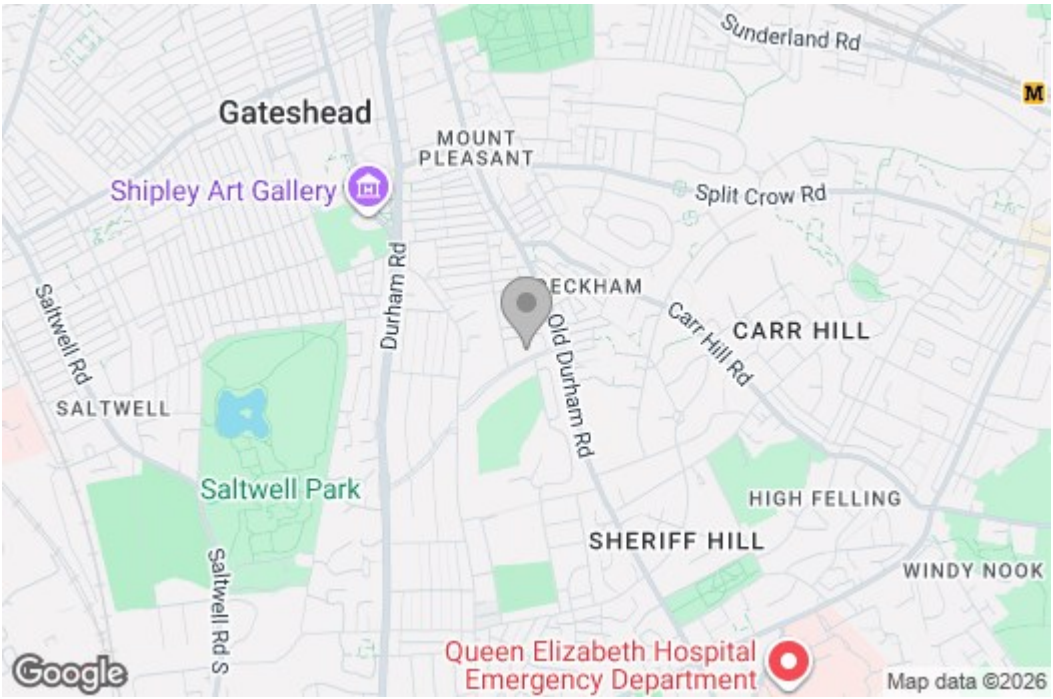
142.7 m²

(1) Excluding balconies and terraces

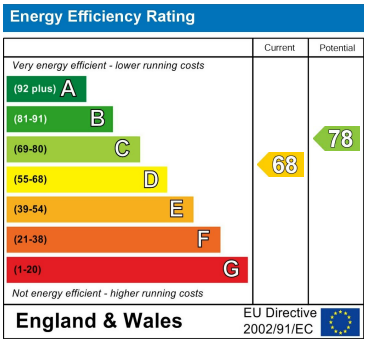
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

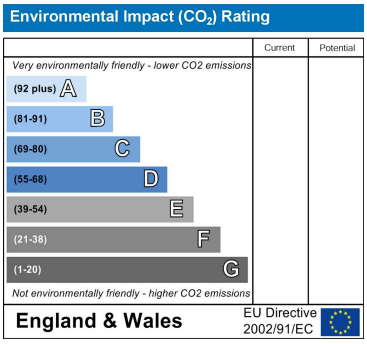
GIRAFFE360

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.

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